



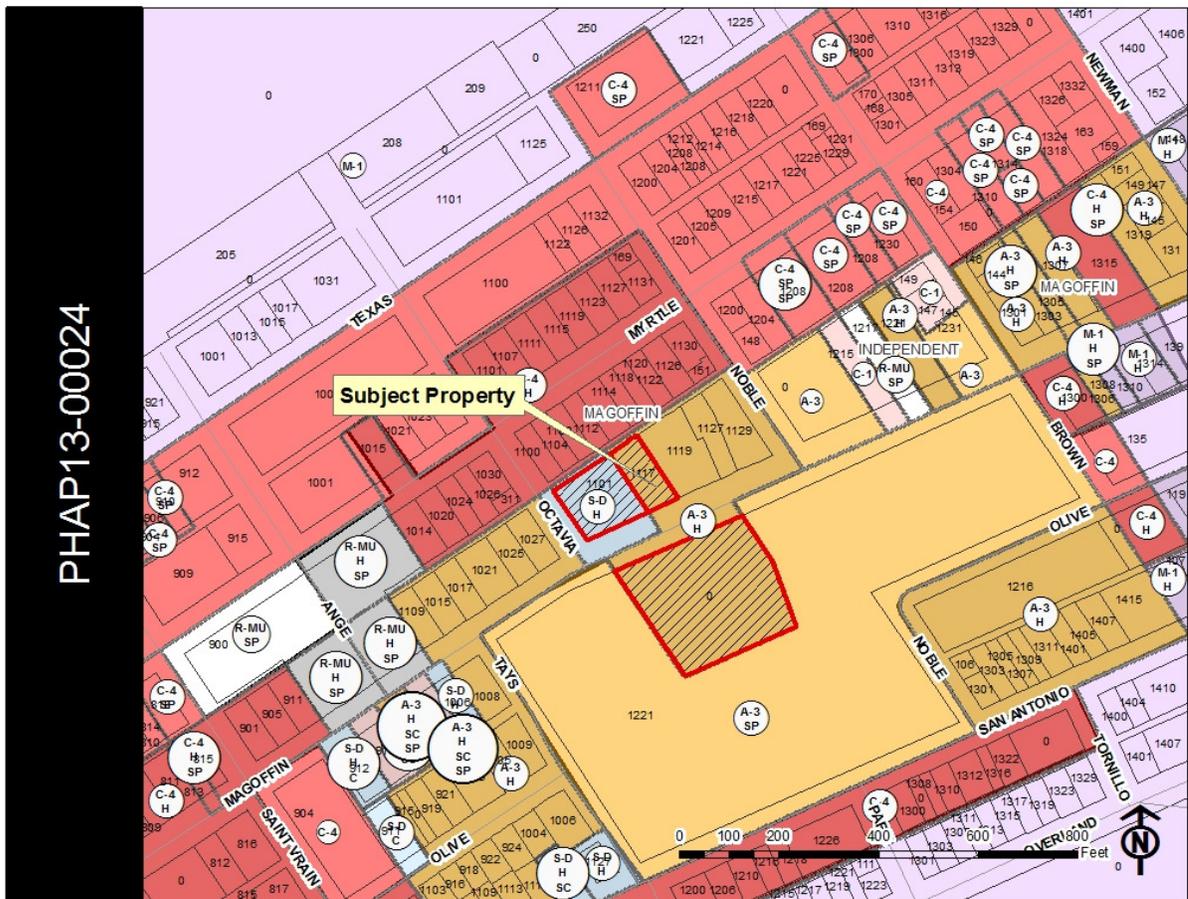
PHAP13-00024

Date: September 23, 2013
Application Type: Certificate of Appropriateness
Property Owner: Texas Historical Commission
Representative: Leslie Bergloff
Legal Description: 16 Franklin Heights 23 & 24 & E 16 ft. of 22 (9240 sq. ft.), 16 Franklin Heights 17 to 21 & W 9 ft. of 22 (16348 sq. ft.), 2 Magoffin Homestead 1.521 Acres in NWC of blk., City of El Paso, El Paso County, Texas

Historic District: Magoffin
Location: 1101, 1117 and 1120 Magoffin Avenue
Representative District: #8
Existing Zoning: A-3/H (Apartments/Historic)
Year Built: 1926
Historic Status: Contributing, Non-contributing, and N/A
Request: Certificate of Appropriateness for the rehabilitation of the subject property including building alterations, construction of an access ramp, sign installation, fence installation, and landscaping.

Application Filed: 09/09/2013
45 Day Expiration: 10/24/2013

ITEM #2



PHAP13-00024

GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the rehabilitation of the subject property including building alterations, construction of an access ramp, sign installation, fence installation, and landscaping.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Magoffin Historic District Design Guidelines recommend the following:

- *If fencing is desired, it should be incorporated into the overall design. Construction of new fences and replacement of older existing fences should be of compatible materials, in order to complement the building. Brick, stone, and wrought-iron are generally acceptable materials but each case should be decided individually.*
- *If roofing is beyond repair, replacing materials should match the original as closely as possible. A roof and all roofing materials should be compatible with the structure.*
- *Windows should be repaired rather than replaced. If windows are damaged beyond repair, replacement windows should match the type, style, material and finish of the original.*
- *The finish must be in character with the overall appearance of the structure and adequately complement its style.*
- *If existing doors are beyond repair, new ones should be installed. New doors should match original materials and should also be similar in design.*
- *A porch and all of its architectural elements should be maintained and repaired. If elements must be replaced, materials should match the original construction.*
- *The exposed granite foundation of Victorian homes is an integral part of its architecture and should never be covered. The granite stone usually has a rustic finish which contrasts with the smooth brick walls it supports. Crawl space vents should be maintained and mortar joints re-pointed as necessary.*
- *If masonry is beyond repair, use similar materials that match the color, size and texture of the material being replaced.*
- *Before painting, keep in mind the relationship that buildings have to one another on a street. The color of one building can set the tone for an entire street and can either blend or clash with neighboring structures.*
- *Signs should not hide or cover any significant detailing and/or architectural features of the building. On-premise signage should not cover windows, doors, or air vents. On-premise signs should be located in close proximity to the activity it is identifying. In most cases, the best location is usually above, on and/or near the front door.*
- *Signs should not exceed six feet in height.*
- *Signs constructed for landmark buildings or sites must be made of materials attributed to the era in which the building or site was constructed. Plastics are not permitted.*
- *For single tenant buildings there may be a maximum of one sign for each street frontage per landmark structure or site.*
- *Colors should complement the building and/or the surrounding area. Fluorescents*

should be avoided. Designs should be artistic, innovative, yet compatible with the building and/or the surrounding area. Lettering should not exceed 40% of the total area.

- *Freestanding signs may be placed in the front yard no closer than 5 feet to the property line; the setback shall be 15 feet where the property line is located at the curb line. Signs shall be pedestrian oriented and should not detract from any historic landmarks. There must be 35 feet of spacing between freestanding signs.*

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Keeping the historic character of the landscaping creates a pedestrian-friendly environment and maintains continuity along the street frontage.*
- *Select appropriate paving materials for new walkways, including concrete, brick, and stone.*
- *Construct new driveways and walkways in locations that require a minimum of alteration to historic site features such as landscaping, retaining walls, curbs, and sidewalks.*
- *Construct fire exits, stairs, landings and ramps in such a manner that they do not damage historic materials and features. Construct them so that they can be removed in the future with minimal damage to the historic structure*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials.*

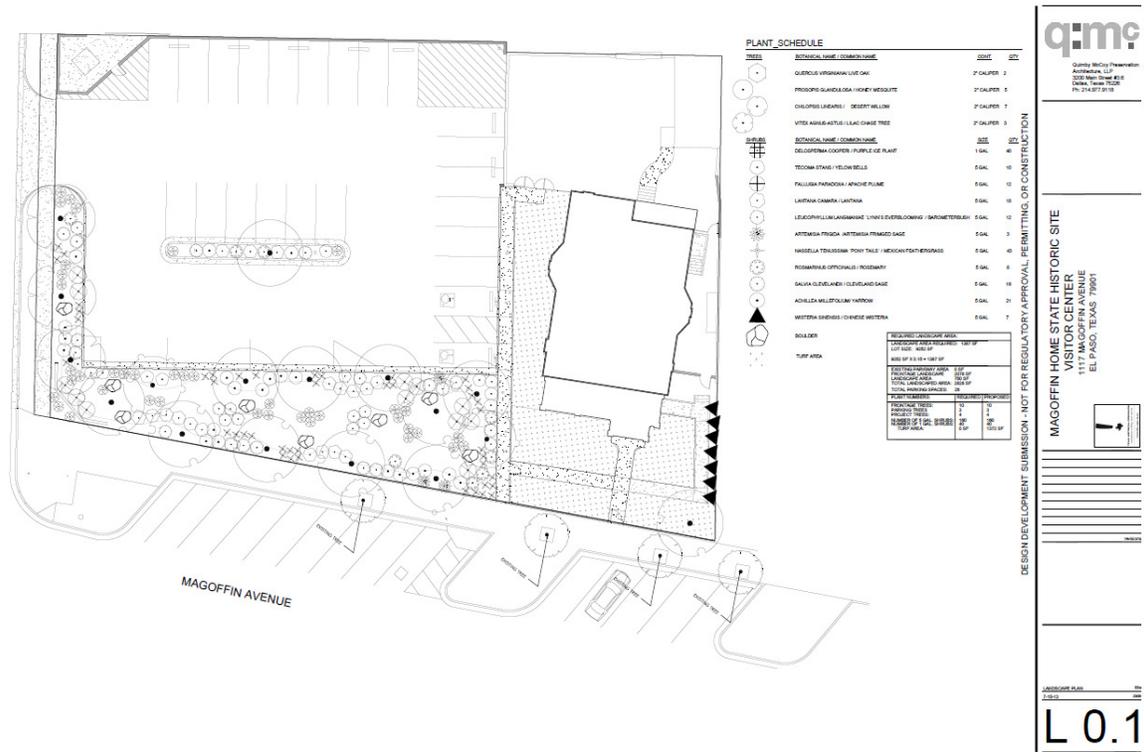
The modification is that the new signage be designed so that it reflects better the architectural and historic character of the district.

AERIAL MAP

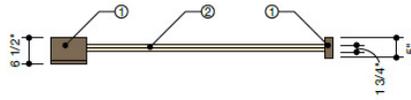
PHAP13-00024



PROPOSED LANDSCAPING AND SIGNAGE

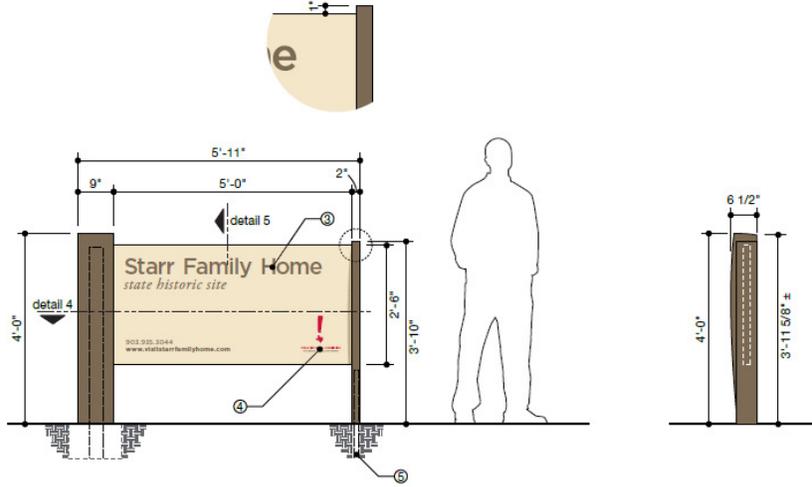


PROPOSED SIGNAGE



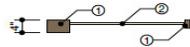
1 Plan View
SCALE: 3/8"=1'-0"

- ① painted aluminum tube, C1
- ② brake-formed aluminum panels, C2
- ③ opaque vinyl graphics, C1
- ④ screened graphics, C1 and C3
- ⑤ foundation design by engineer licensed to practice in the state of Texas



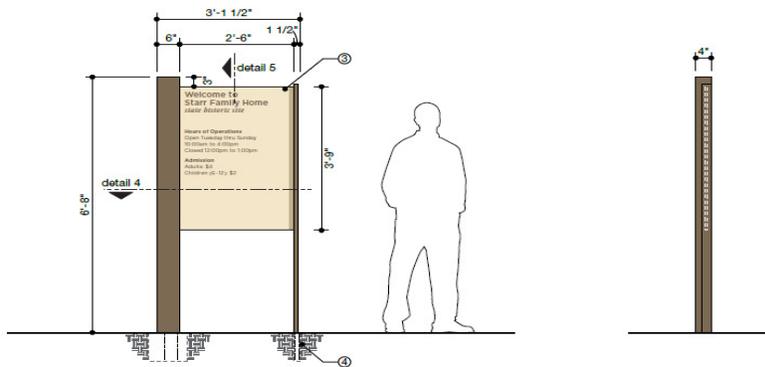
2 Front Elevation
SCALE: 3/8"=1'-0"

3 Right End View
SCALE: 3/8"=1'-0"



1 Plan View
SCALE: 3/8"=1'-0"

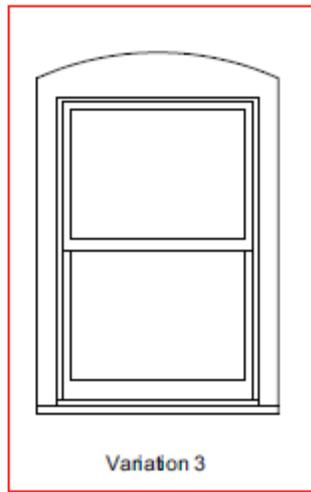
- ① Capped painted aluminum tube, C1
- ② painted 1/4" and 18" aluminum panels, back to back, 1/8" thick aluminum panel is on face and removable, C2
- ③ opaque vinyl graphics, C1
- ④ foundation design by engineer licensed to practice in the state of Texas



2 Front Elevation
SCALE: 3/8"=1'-0"

3 End View
SCALE: 3/8"=1'-0"

PROPOSED WINDOWS

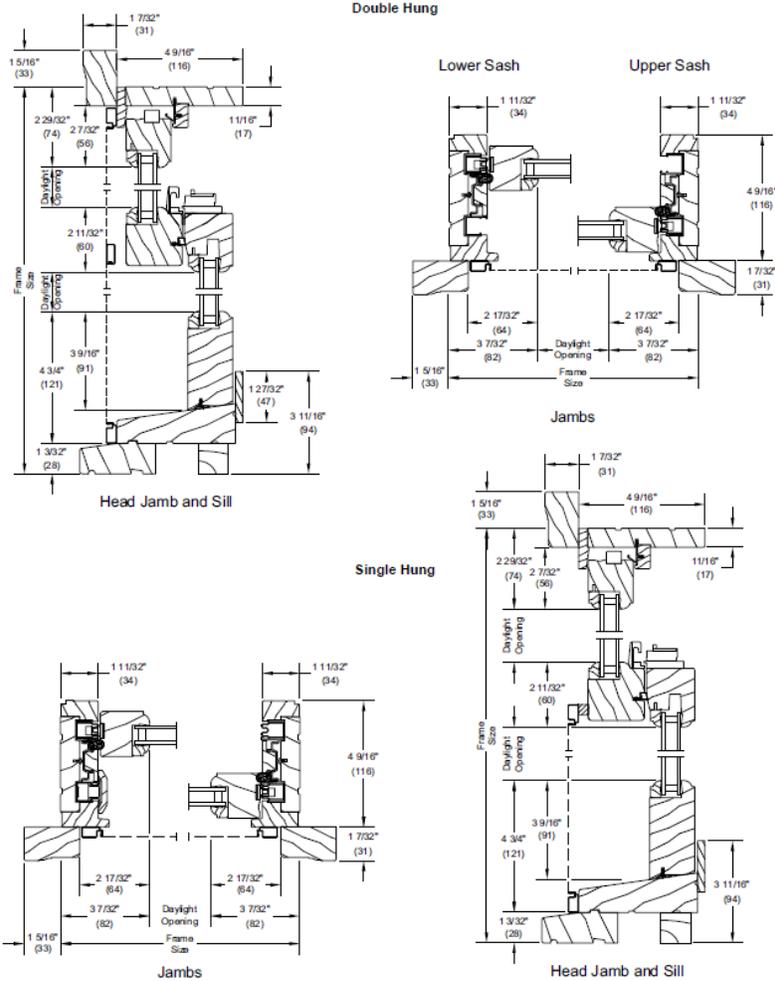


Wood Ultimate Double Hung



Section Details: Operating

Scale: 3" = 1' 0"



PROPOSED FENCING

- The Echelon® ornamental fence product line is a revolutionary system of fences and gates that boasts an attractive "good neighbor" appearance with no exposed fasteners. Any truly great product must have a defining feature that sets it apart from all others; Ameristar's Echelon® has the revolutionary ForeRunner™ rail.

